

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Thousand and no/100ths Dollars (\$100,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DONALD H. TESKE and NANCY E. TESKE, AS TRUSTEES OF THE DONALD H. TESKE AND NANCY E. TESKE TRUST DATED AUGUST 14TH, 2000** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **DUANE L. PEDERSON AND LAUREEN PEDERSON** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 91, according to the Survey of Hayesbury, Phase 1, according to the plat thereof recorded in Map Book 28, page 89, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Building Setback line of 15 reserved from Hayesbury Court, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 5 feet along Hayesbury Court.**
3. **Easement(s) as set out in 20061122000570080, in the Probate Office.**
4. **Restrictions, covenants, and conditions as set out in Inst. No. 2001-27838 and Inst. No. 2001-48731, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
5. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, page 550, in Probate Office.**
6. **Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 135, page 365 and Deed Book 135, page 366, in the Probate Office.**
7. **Easement(s) granted to Pelham as set out in Real Book 111, page 687 and Real Book 275, page 590, in the Probate Office.**

8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 2002-18394, in Probate Office.
9. Restrictions, limitations and conditions as set out in Plat Book 28, page 89, in the Probate Office of Shelby Alabama.
10. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as set out in Inst. No. 20040910000504370, in the Probate Office.
11. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
12. Easement(s) granted to Alabama Power Company as set out in Inst. No. 2002-18706, in the Probate Office.
13. Articles of Incorporation for Hayesbury Townhomes Association, along with By-Laws thereto, as recorded in Inst. No. 2001-27839 in the Probate Office.
14. Deed for Common Area to Hayesbury Townshomes Association recorded in Inst. No. 2001-48732.
15. Restrictions, limitations and conditions as set out in Plat Book 28, page 89, in the Probate Office of Shelby Alabama.

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.



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Shelby Cnty Judge of Probate, AL
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In Witness Whereof, the said Grantors have set their hands and seals this 15th
day of May, 2012.

THE DONALD H. TESKE AND NANCY E.
TESKE TRUST DATED AUGUST 14TH, 2000

[Signature]
WITNESS

[Signature] {L.S.}
BY: DONALD H. TESKE AS TRUSTEE

[Signature]
WITNESS

[Signature] {L.S.}
BY: NANCY E. TESKE AS TRUSTEE

STATE OF IL
COUNTY OF DeWitt

I, the undersigned notary public, in and for said county and state, hereby certify that
**Donald H. Teske and Nancy E. Teske as Trustees of the Donald H. Teske and Nancy E.
Teske Trust dated August 14th, 2000**, whose names are signed to the foregoing conveyance,
and who are known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, they executed the same voluntarily in their capacity as trustees on
the day the same bears date.

Given under my hand and seal this 15 day of May, 2012.

[Signature]
Notary Public
My commission expires 03/20/16


OFFICIAL SEAL
J H MAMMOSER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/20/16

SEND TAX NOTICE TO:

Duane L. Pederson
~~153 Hayebury Court~~ 2037 Rushmore Drive
~~Pelham, AL 35124~~ River Falls, WI 54022

THIS INSTRUMENT PREPARED BY:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242
File # 2012-04-1790


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